

13501 Jason Crandall Drive

City of El Paso — Plan Commission — 09/06/2018

PZRZ18-00038 Rezoning – City of El Paso



STAFF CONTACT: Brenda Cantu, (915) 212-1642, cantubr@elpasotexas.gov

OWNER: City of El Paso

REPRESENTATIVE: ECM International, Inc.

LOCATION: 13501 Jason Crandall Drive, District 5

LEGAL DESCRIPTION: Portion of Lot 17, Section 34, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas

EXISTING ZONING: S-D (Special Development)

REQUEST: To rezone from S-D to R-5

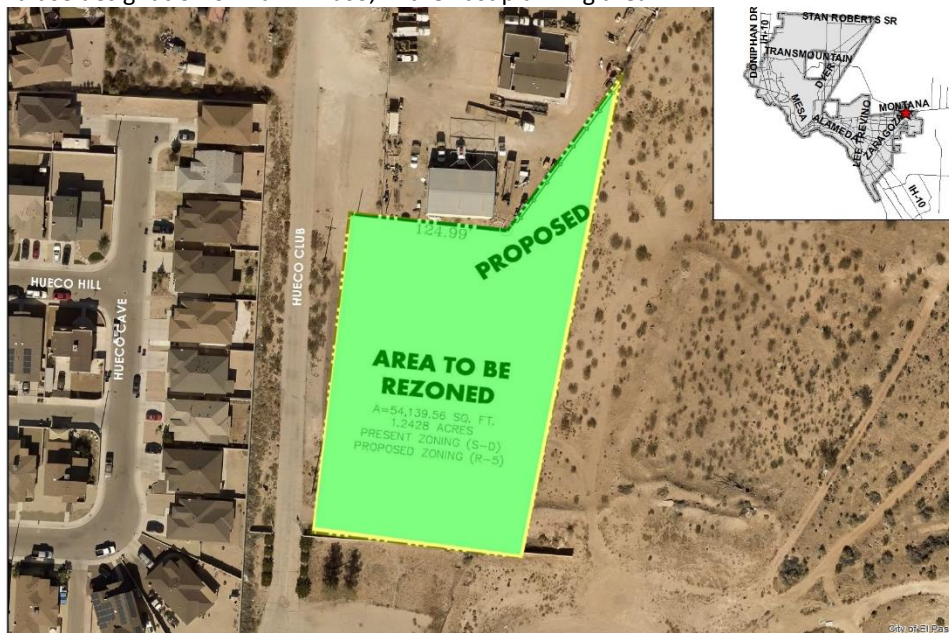
RELATED APPLICATIONS: SUSU18-00016 and SUSU18-00070

PUBLIC INPUT Planning received one phone call inquiring about the case; Notices sent to property owners within 300 feet on August 23, 2018 (See Attachment #7)

STAFF RECOMMENDATION: Approval (see pages 2—4 for basis for recommendation)

SUMMARY OF REQUEST: The applicant is requesting to rezone from S-D (Special Development) to R-5 (Residential). The proposed rezoning is a portion of a larger parcel that is zoned R-5, which is intended to be the location for the East El Paso Regional Park. Additionally, the City Plan Commission imposed a condition during the Subdivision process (SUSU18-00016) that the portion of S-D be rezoned to be consistent with the rest of the parcel to the East.

SUMMARY OF RECOMMENDATION: The Planning Division recommends **APPROVAL** of rezoning the property from S-D (Special Development) to R-5 (Residential). The proposed zoning district is consistent with other surrounding residential districts and recreational uses in the immediate area, and meets the established character of its surrounding neighborhood. Further, the proposed development meets the intent of the G-4, Suburban (Walkable) land use designation of Plan El Paso, in the East planning area.



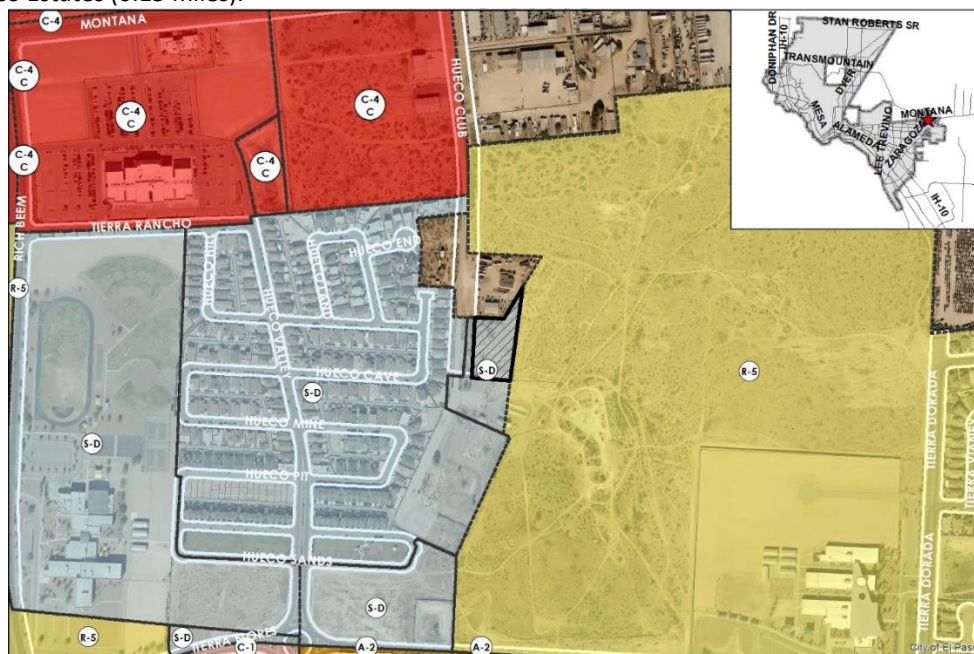
DESCRIPTION OF REQUEST

The property owner is requesting a rezoning from S-D (Special Development) to R-5 (Residential) to accommodate a park. The property is currently vacant. The conceptual plan shows a dog park that will be part of the East El Paso Regional Park. Access to the subject property is from Hueco Club, Jason Crandall, and Tierra Dorada Drive.

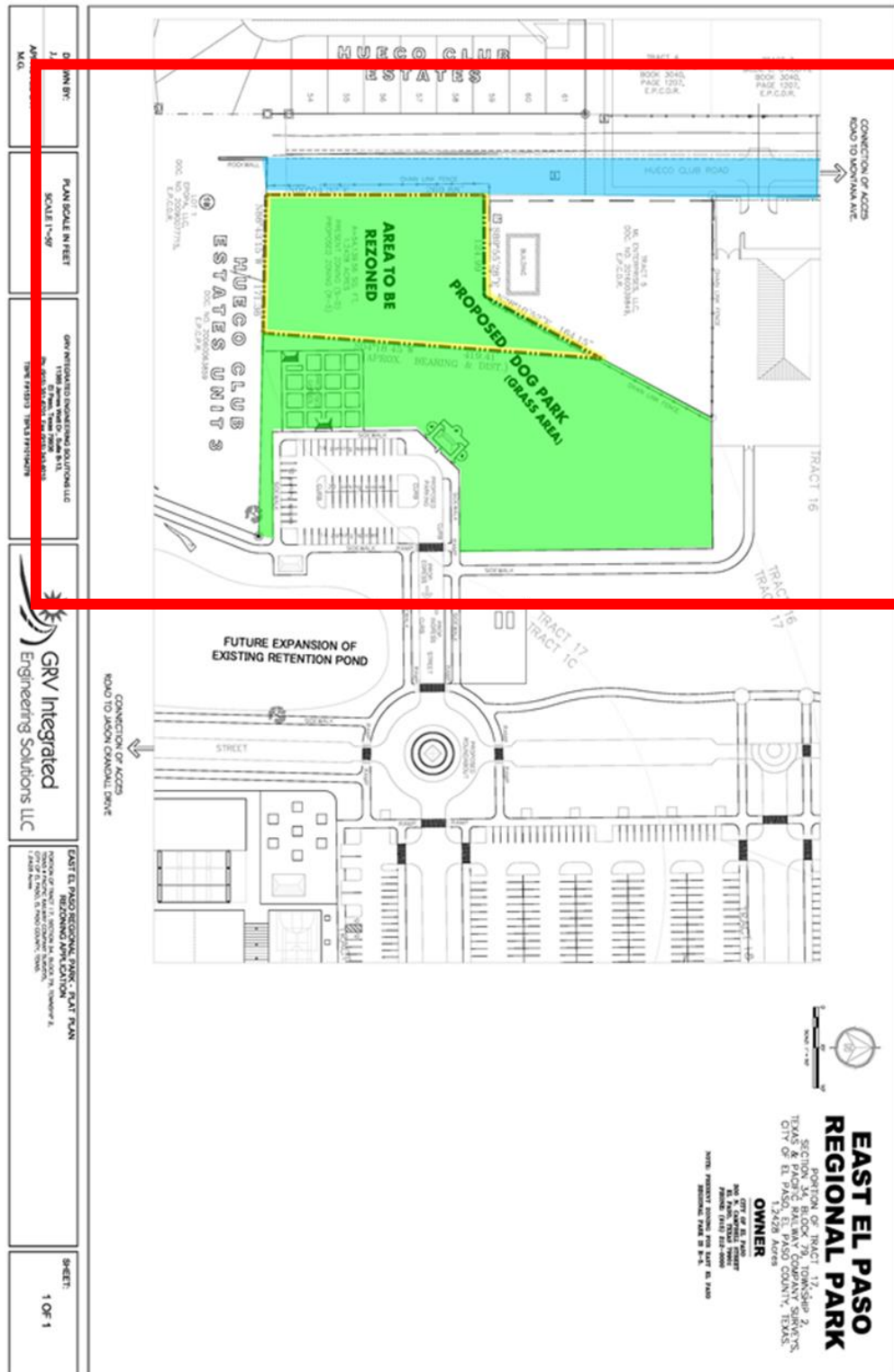
REZONING POLICY

POLICY	DOES IT COMPLY?
Compatibility Proposed zone change matches existing land use map or matches existing land use designation within 300 ft. of the subject property.	Yes, properties adjacent to the subject property are zoned R-5 and S-D. The current and proposed zones both allow parks. However, in order to avoid split zoning the applicant is requesting a zoning change in order to have only one zone applicable to the proposed East El Paso Regional Park.
Plan El Paso The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.	Yes, the property is designated G-4 Suburban Walkable and meets the intent by proposing recreation and civic uses within ½ a mile from existing residential developments.

NEIGHBORHOOD CHARACTER AND COMPATIBILITY: The subject property is located in the far east side of the city directly abutting the City of El Paso's Extraterritorial Jurisdiction and within a property acquired by the City of El Paso for the future East El Paso Regional Park. This location serves as a transitional area between existing single-family residential land uses to the West, South, and East and commercial uses to the North along Montana Avenue, a major arterial. The subject property is currently vacant. The subject property has not been platted. However, a preliminary plat (SUSU18-00016) has approved by the City Plan Commission on July 12, 2018 as part of a phased development consisting of three phases. The final plat has been submitted for phase one (SUSU18-00070) on August 13, 2018 and is currently in the review process. The subject property for this rezoning case is located within phase three of the proposed development which is scheduled to be complete by January 2024. The nearest school to the subject property is Chester E. Jordan (PK-5) Elementary School (0.13 miles) and the nearest park is Hueco Estates (0.15 miles).



COMPLIANCE WITH PLAN ELPASO: The proposal is a 1.24 acre portion of a proposed 92 acre regional park. The regional park will combine natural areas and draw from very large areas of the city for active recreation.



RELATION OF PROPOSED CHANGE TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
<u>G-4, Suburban (Walkable)</u> This sector applies to modern single use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.	The proposed development will add a missing component to the area that is mostly residential. The proposed park will be within walking distance from several residential and commercial properties.
ZONING DISTRICT	DOES IT COMPLY?
<u>R-5 (Residential)</u> The purpose of these districts is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.	A park/playground is allowed in the R-5 (Residential) district. It will provide the surrounding residential developments with recreational uses within a walkable distance.
POLICY	DOES IT COMPLY?
<u>Policy 2.5.2:</u> Civic spaces are outdoor gathering places for public use. Civic spaces can be defined by a combination of physical factors including their size, intended use, landscaping, and the character of their edges, as described in the Public Facilities Element. New neighborhoods should be designed around optimal locations for civic spaces. Civic spaces should not be designated in awkward locations on residual tracts of land that are left over during the subdivision process.	The proposal will allow for a variety of civic spaces to serve the adjacent residential developments.

SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The subject property is 54,119 square feet (1.2428 acres). The S-D (Special Development) zoning district does allow for a park, however a detailed site plan would be required for the entire park area to include the remaining portion of the park that is already zoned R-5 (Residential).

SUITABILITY OF SITE FOR USES UNDER PROPOSED ZONING: The proposed use of a park is a permitted use in the R-5 (residential) district by right and does not require a detailed site plan. Additionally, the proposed zone will coincide with the remaining portion of the proposed regional park thus eliminating any split zoning issues associated with the development.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of the R-5 (Residential) district is to to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood. The proposed zoning and the proposed use meet the intent of the zoning ordinance.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES: There are no existing water and sewer mains at this time. However, the subject property is part of a phased development that will eventually provide the necessary services to the proposed development through phase three of the phasing plan.

EFFECT UPON THE NATURAL ENVIRONMENT: The subject property is not in an arroyo or another environmentally sensitive area and no adverse environmental impacts are anticipated from this development.

COMMENT FROM THE PUBLIC: The subject property falls within the boundary of the Las Tierras Neighborhood Association and the Eastside Civic Association. They were contacted as required by 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on August 23, 2018. The Planning Division has received three phone calls inquiring about the proposed rezoning.

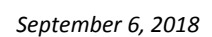
STAFF COMMENTS: No objections to proposed rezoning. All reviewing department comments have been satisfactorily addressed. Prior to submitting for building permits, if any, the applicant will need to finalize the platting process. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

OTHER APPLICABLE FACTORS: Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

ATTACHMENTS:

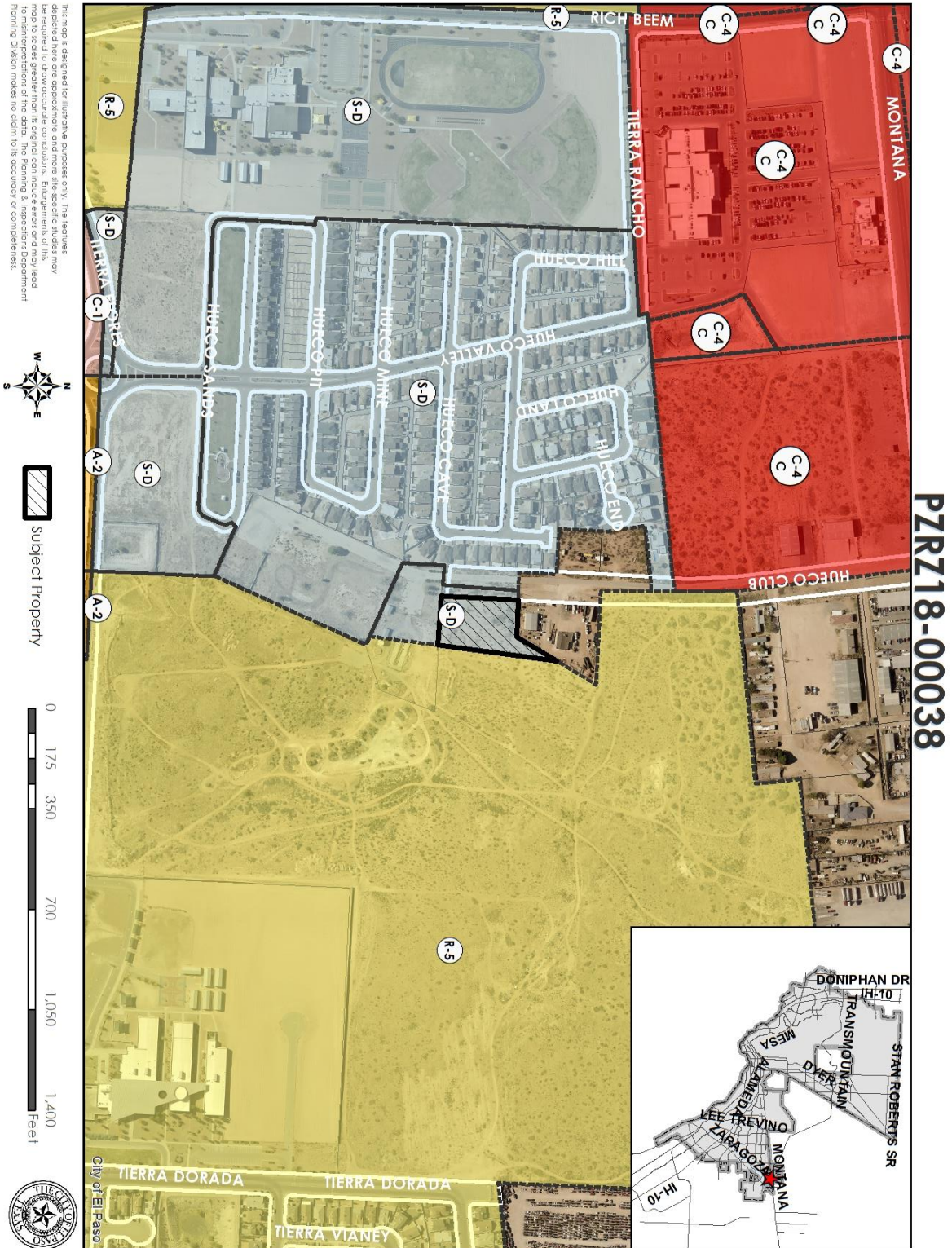
1. Conceptual Site Plan
2. Zoning Map
3. Future Land Use Map
4. Department Comments
5. Neighborhood Notification Boundary Map

Conceptual Site Plan

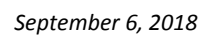


ATTACHMENT 2

Zoning Map



Future Land Use Map



ATTACHMENT 4

Department Comments

Texas Department of Transportation

Development is not abutting TxDOT right of way.

Planning and Inspections Department – Plan Review

No objections.

Planning and Inspections Department – Landscaping Division

No comments received.

Planning and Inspections Department – Land Development

No comments received.

Fire Department

No objections.

Police Department

No comments received.

Sun Metro

No comments received.

EPWU-PSB Comments

Water:

El Paso Water (EPWU) does not object to this request.

No water and sanitary sewer service is available to the site.

Sewer:

El Paso Water (EPWU) does not object to this request.

No water and sanitary sewer service is available to the site.

General:

No comments received.

Stormwater:

No comments received.

Neighborhood Notification Boundary Map

